

NOTICE OF TYPE III DEVELOPMENT REVIEW APPLICATION AND PUBLIC HEARING

Form DS1320 - Non-SEPA



The Community Development Department has received an application for development review, as described below. This application is subject to public notice and public hearing pursuant to Clark County Code (CCC) Section 40.510.030 and applicable code sections as listed below.

The Clark County Hearings Examiner will conduct the public hearing on **April 8, 2010 at 6:00 P.M.**, at **Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680** (see attached map). The doors to the Public Service Center will **open between 5:45 and 7 p.m.** Parking is available in the parking garage on the north side of the Public Service Center (access off Franklin St.) **after 6pm.**

At the hearing, the Examiner will consider the following:

Project Name: **Tri-Mountain Estates Post Decision Review**

Case Number: **PST2010-00001**

Location: 35001 NE 91st Avenue

Request: Post Decision review approval to add phasing and one additional lot to a preliminary approved plat located on 81.33 acres in the R-5 zone district (see PLD2005-00108)

Applicant: Tri-Mountain Estates LLC
Jeff Barger
911 Main Street, Suite 10
Vancouver, WA 98660
(360)433-0433; (360)991-3432 fax
jeffb@ctslanguageink.com

Contact Person: Minister-Glaeser Surveying Inc.
Chris Avery
2200 E. Evergreen Blvd
Vancouver, WA 98661
(360)694-3313; (360)694-8410 fax
csa@mgsurvey.com

Property Owner: Same as applicant

Hearing Examiner: Joe Turner

Staff Contact:

Planner Name: Richard Daviau (360) 397-2375, ext. 4895

E-mail: richard.daviau@clark.wa.gov

Neighborhood

Contact: No Mapping Indicator

Date this Public Notice Issued:

February 12, 2010

Legal Description of Property:

Tax Lot 19 (266344-000), located in the NE ¼ of Section 32 and SE ¼ of Section 29, Township 5 North, Range 2 East of the Willamette Meridian.

Approval Standards/Applicable Law:

Clark County Code: 15 (Fire Prevention), 40.210.020 (Rural Residential), 40.320.010 (Landscape/Screening), 40.350 (Transportation), 40.350.020 (Transportation Concurrency), 40.380 (Stormwater & Erosion Control), 40.430 (Geologic Hazards), 40.440 (Habitat), 40.450 (Wetlands), 40.500 & 40.510 (Procedures), 40.520.060 (Post Decision Reviews), 40.540 (Land Division), 40.610 (Impact Fees), 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan

Application & Fully Complete Date:

Application Filed: January 8, 2010

Fully Complete: January 29, 2010

Staff Report Timelines/Process:

Staff reports and public hearing agendas will be available for review at least fifteen (15) calendar days before the hearing date. Information regarding this application may be obtained by contacting Richard Daviau at **(360) 397-2375, Ext. 4895** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday - Friday.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/active-landuseN.asp>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/agendasN.asp>)

- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/applicationsN.html>)

Public Testimony Process:

Any person wishing to present testimony should arrive by **6:00 p.m.** at the Public Service Center, 6th floor, 1300 Franklin Street, Vancouver, Washington.

Faxed & Written Testimony

Testimony can be faxed to the Development Services Division at (360) 397-2011, Attn: Richard Daviau. Written testimony can be mailed or hand delivered to the Development Services Division, Clark County Community Development, 1300 Franklin Street, PO Box 9810 Vancouver, WA 98666-9810.

Faxed, mailed or delivered testimony must be received at the Community Development Permit Services Center by **12:00 P.M., the day of the hearing**. Other written or verbal testimony may be presented and considered at the public hearing.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Appeal Process:

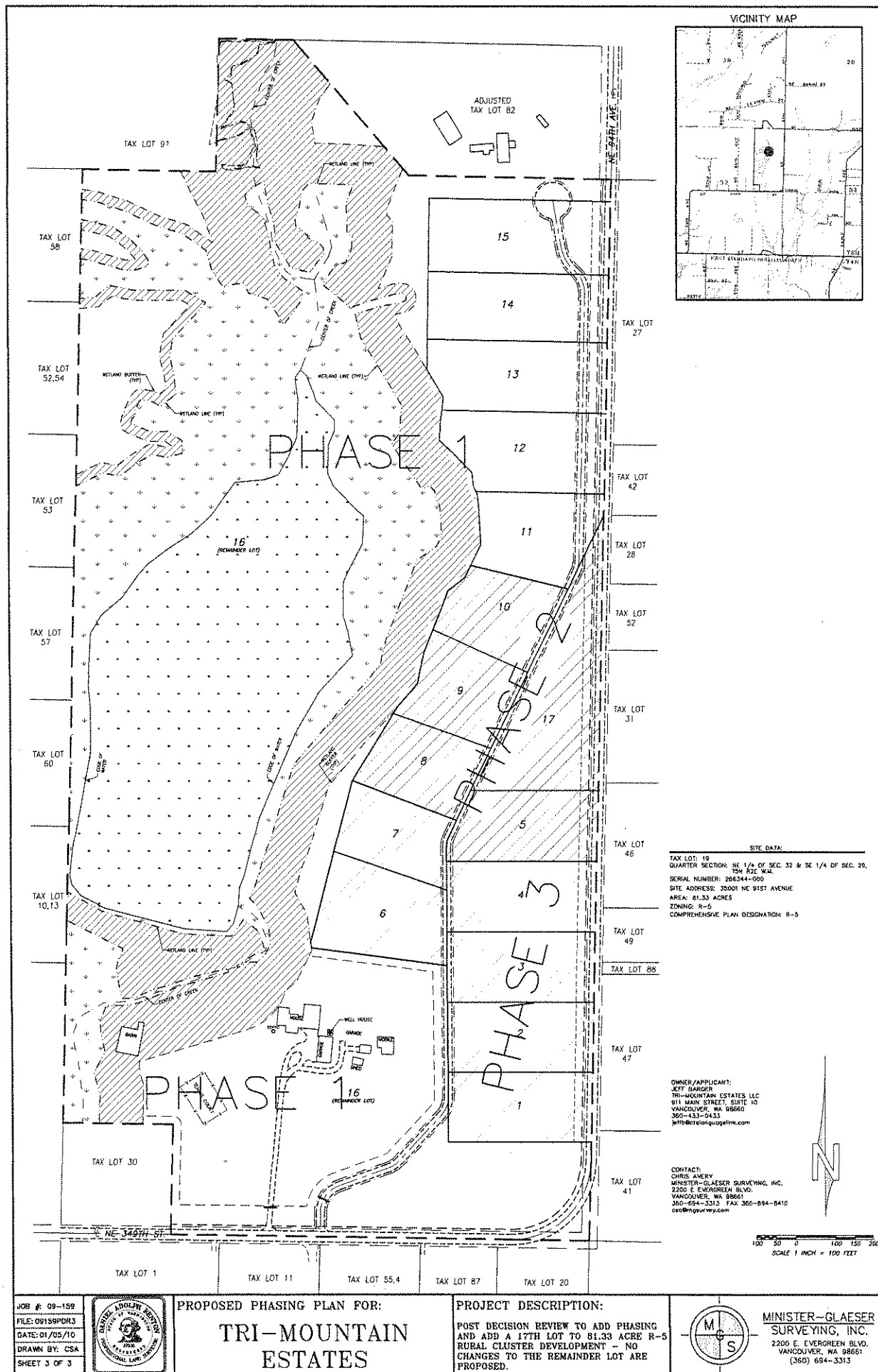
The Hearing Examiner normally issues a decision within two weeks of the public hearing. The decision of the Hearing Examiner is final unless there is:

- A motion is filed for reconsideration within fourteen (14) days of written notice of the decision, as provided under Clark County Code, Section 251.160; or,
- An appeal with Clark County Superior Court.

ACCOMMODATION OF PHYSICAL IMPAIRMENTS

The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. **Voice** (360) 397-2000; **Relay** (800) 833-6384; **E-mail** ADA@clark.wa.gov.

**Public Service Center
Community Development Department
1300 Franklin Street
P.O. Box 9810
Vancouver, WA 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>**



SITE DATA:
 TAX LOT: 19
 QUARTER SECTION: SE 1/4 OF SEC. 32 & SE 1/4 OF SEC. 30,
 20N 82E W4
 SERIAL NUMBER: 200344-000
 SITE ADDRESS: 25001 NE 91ST AVENUE
 AREA: 61.33 ACRES
 ZONING: R-5
 COMPREHENSIVE PLAN DESIGNATION: R-5

OWNER/APPLICANT:
 JEFF DANGER
 TRI-MOUNTAIN ESTATES LLC
 911 MAIN STREET, SUITE 10
 VANDOUVER, WA 98660
 360-433-0433
 jeff@tri-mountainestates.com

CONTACT:
 CHRIS AVERY
 MINISTER-GLAESER SURVEYING, INC.
 2200 E EVERGREEN BLVD.
 VANDOUVER, WA 98661
 360-694-3313 FAX 360-694-8410
 cavery@minstersurveying.com

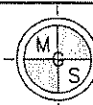
SCALE 1 INCH = 100 FEET

JOB #: 09-159
 FILE: 09159PDR3
 DATE: 01/05/10
 DRAWN BY: CSA
 SHEET 3 OF 3



PROPOSED PHASING PLAN FOR:
TRI-MOUNTAIN ESTATES

PROJECT DESCRIPTION:
 POST DECISION REVIEW TO ADD PHASING
 AND ADD A 17TH LOT TO 81.33 ACRE R-5
 RURAL CLUSTER DEVELOPMENT - NO
 CHANGES TO THE REMAINDER LOT ARE
 PROPOSED.

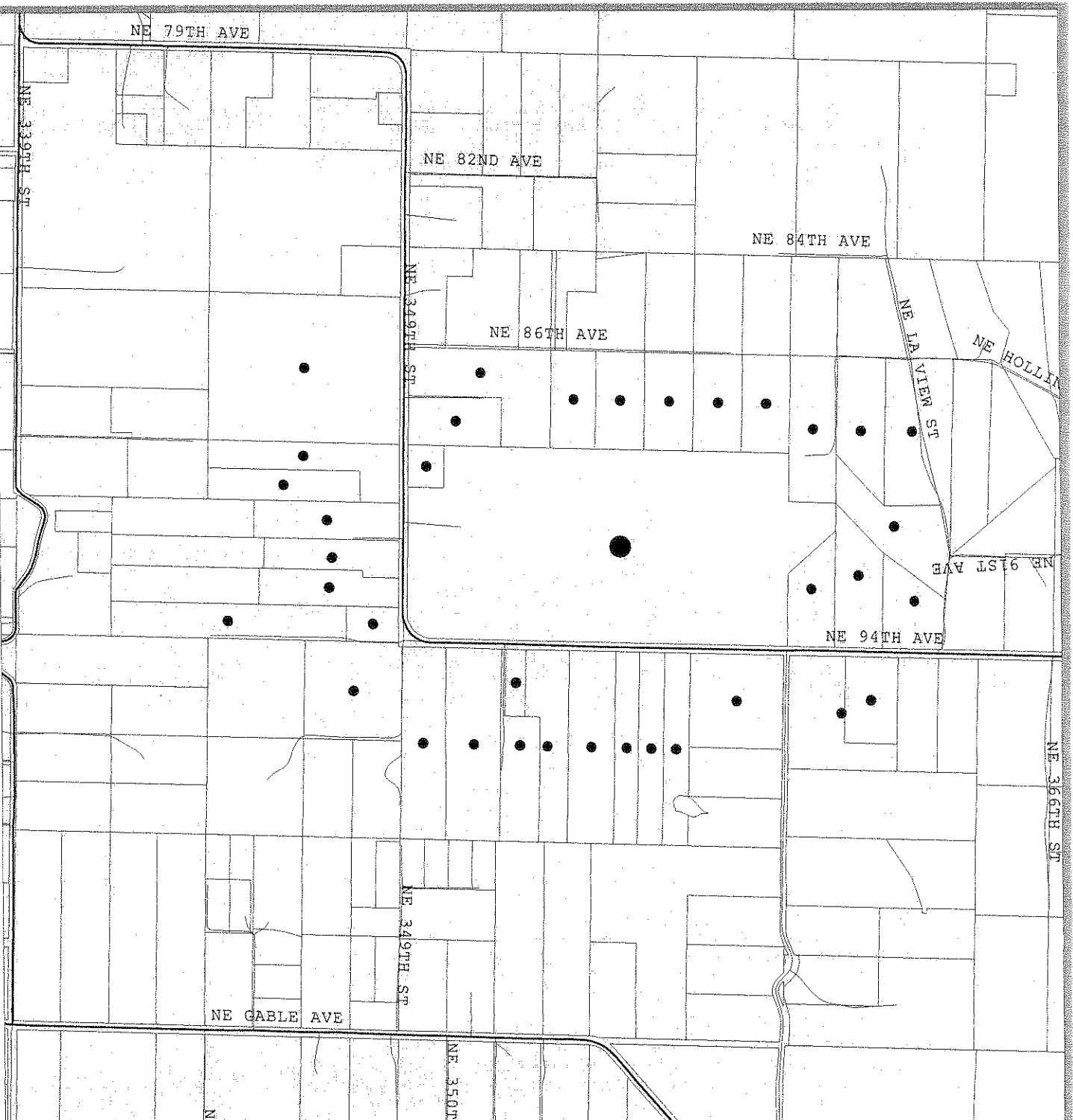


MINISTER-GLAESER SURVEYING, INC.
 2200 E EVERGREEN BLVD.
 VANDOUVER, WA 98661
 (360) 694-3313

Property Owners

that were mailed the notice

NE 1/4 of Section 32 T5R2E WM



(Scale 1:1613.2) 200 0 200 400 600 800 Feet

- Major Roads
- State
- State On-Ramp
- Interstate
- Interstate On-Ramp
- Primary Arterial
- Arterial
- Roads
- Municipal Jurisdiction
- Unincorporated
- Incorporated

Community Development (Development Ser

<Empty Picture>

Plot Date: Feb 9, 2010
Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.

